

MANAGEMENT UNITS

Management units provide specific guidance to planning and development as well as management of the natural resources throughout the estuary. Most management units are segments of the shoreline and include both upland and aquatic areas down to the line of Ordinary High Water. The aquatic area below the Line of Ordinary High Water is Management Unit 44. There are also a few special "in-water" management units.

Each management unit contains a designated Management Category, a statement of the overall Management Objective for the unit, a listing of the Allowable Activities in the unit and a reference to appropriate Standard Uses. Some management units contain Special Conditions that describe circumstances that are unique to that particular unit and that may impose additional standards on uses and activities.

Management Unit 44 is the largest, most unique, and perhaps most difficult to manage area in the estuary. As the "water" area of the harbor, it is the important connection to many of the adjacent upland uses. It is also the foundation for natural resources in the estuary. The management objective in Management Unit 44 attempts to balance the relationship between these needs and uses. While overall, this unit will be managed for its natural resources, it will also be managed to support adjacent shoreland areas where uses and activities that require connection to the water areas are allowed.

**MANAGEMENT UNIT 1
PLANNING AREA VI**

Management Category

CM - Conservancy Managed

Boundary Description

Western Boundary - western terminus of the north jetty.

Eastern Boundary - approximate intersection of section line (T17N, R12W, Section 27) with bankline or at intersection of submerged jetty with bankline.

Management Objectives

The management unit serves principally as a navigation feature and secondarily for public recreation and enjoyment.

Special Conditions

The City of Ocean Shores wastewater treatment plant exists in this management unit and is generally compatible with the purposes of this management unit. Expansion of that facility will fall under the following guidelines:

1. Modification to equipment or minor external changes or additions within the present site will be subject to local city permit processes.
2. Modification or expansion that involves major facilities and/or enlargement of the present site is considered an intensification of the present use and is subject to review and comment by the Estuary Planning Task Force as well as local city permit processes.

ALLOWABLE ACTIVITIES		
MANAGEMENT CATEGORY		CM
STRUCTURES	Piers, Docks, Wharves	C
	Piling & Mooring Dolphins	
	Bridges	
	Causeways	
	Outfalls	A
	Cable/Pipeline Crossing	
	Boathouses	
	Breakwater	A
BANK	Diking	
	Bulkheading	
	Groins	A
	Jetty	A
	Special Project fills	
	Bankline Straightening	
	Bankline Erosion Control	A
	Special Activities	
	New Access Channel	
	Channel/Berth Maint.	C

Legend: Allowed Activity	A
Conditional Activity	C
Special Conditions	1,3
Not Allowed	

STANDARD USES
See Standard Use Table

**MANAGEMENT UNIT 2
PLANNING AREA VI**

Management Category

N - Natural

Boundary Description

Western Boundary - Management Unit 1.
Eastern Boundary - approximate eastern site of water outlet from mud flat area.
Plan Boundary - State Game and Department of Natural Resources property out to the old North Jetty.

Management Objectives

This area includes all of the state Department of Game properties. It will remain in an undisturbed, natural condition.

Special Conditions

1. The existing V.O.R. airplane navigation facility and site is an appropriate use in the management unit. Its on-going maintenance is allowable.

ALLOWABLE ACTIVITIES			
MANAGEMENT CATEGORY		N	
STRUCTURES	Piers, Docks, Wharves		
	Piling & Mooring Dolphins		
	Bridges		
	Causeways		
	Outfalls		
	Cable/Pipeline Crossing		
	Boathouses		
	Breakwater		
BANK	Diking		
	Bulkheading		
	Groins		
	Jetty	C	
	Special Project fills		
	Bankline Straightening		
	Bankline Erosion Control		
	Special Activities	1	
	New Access Channel		
	Channel/Berth Maint.		

Legend: Allowed Activity	A
Conditional Activity	C
Special Conditions	1,3
Not Allowed	

STANDARD USES
See Standard Use Table

ALLOWABLE ACTIVITIES

MANAGEMENT CATEGORY		CM	
STRUCTURES	Piers, Docks, Wharves	2	
	Piling & Mooring Dolphins	2	
	Bridges		
	Causeways		
	Outfalls		
	Cable/Pipeline Crossing		
	Boathouses		
	Breakwater		
BANK	Diking		
	Bulkheading	2	
	Groins		
	Jetty		
	Special Project fills		
	Bankline Straightening		
	Bankline Erosion Control	1	
	Special Activities	2	
	New Access Channel		
	Channel/Berth Maint.	2	

Legend: Allowed Activity	A
Conditional Activity	C
Special Conditions	1,3
Not Allowed	

STANDARD USES
See Standard Use Table

MANAGEMENT UNIT 3 PLANNING AREA VI

Management Category

CM - Conservancy Managed

Boundary Description

Western Boundary - Management Unit 2.
Eastern Boundary - intersection of Damon Point with main bankline.
Plan Boundary - the edge of the platted properties between Mariners Way and Marine View Drive.

Management Objectives

Damon Point is considered a valuable recreational, natural resource, and public use area. The characteristics of the Point and the adjacent aquatic areas make it well suited for a variety of recreational activities. At the same time, the natural resources, including some areas of Snowy Plover nesting, are sufficiently sensitive to disruption to suggest careful management is essential. In addition, the adjacent deep water at the eastern most point of the spit makes it one of two locations on the entire north spit where ferry services could be terminated. Active management by local, state and federal agencies is the key to the balancing of uses in this management unit.

Special Conditions

1. Because Damon Point is an unstabilized sandspit, it is probable that its present configuration will change. No attempts will be made to artificially stabilize the spit except to accommodate allowable uses and activities. If future changes begin to interfere with the purposes of adjacent management units, remedies will be considered through the plan amendment procedures.
2. Only public uses are appropriate on the spit. Proposed public uses such as a ferry terminal must demonstrate to the satisfaction of appropriate local, state and federal agencies that both the primary and secondary impacts of the use and its activities will not cause adverse impacts to the critical resources of the spit. Highly impactful uses such as off road vehicles are not appropriate on the spit and active management measures should be taken to preclude their access onto the spit.

**MANAGEMENT UNIT 4
PLANNING AREA VI**

Management Category

UM - Urban Mixed

Boundary Description

Southern Boundary - Management Unit 3.
Northern Boundary - the northern property line of the Ocean Shores Beach and Yacht Club.
Plan Boundary - Marine View Drive and Catala Avenue.
Eastern Boundary - Marina Entrance(2)

Management Objectives

This is the primary waterfront development area in Ocean Shores. It presently contains the Ocean Shores Marina and Country Club. Future development will reinforce and expand on the present uses.

Special Conditions

- Continued operation and maintenance of the existing outfall in this management unit is allowed. New outfalls that may be required to support the runoff needs will not be allowed within the marina.
- This management unit goes beyond the normal waterward boundary to encompass the total marina complex.

ALLOWABLE ACTIVITIES			
		MANAGEMENT CATEGORY	UM
STRUCTURES	Piers, Docks, Wharves	A	
	Piling & Mooring Dolphins	A	
	Bridges		
	Causeways		
	Outfalls	1	
	Cable/Pipeline Crossing	C	
	Boathouses	A	
	Breakwater	A	
	Diking	C	
	Bulkheading	C	
BANK	Groins	C	
	Jetty		
	Special Project fills		
	Bankline Straightening		
	Bankline Erosion Control	A	
	Special Activities		
	New Access Channel	A	
Channel/Berth Maint.	A		

Legend: Allowed Activity	A
Conditional Activity	C
Special Conditions	1,3
Not Allowed	

STANDARD USES
See Standard Use Table

**MANAGEMENT UNIT 5
PLANNING AREA VI**

Management Category

UR - Urban Residential

Boundary Description

Southern Boundary - Management Unit 4.
Northern Boundary - the northern limits of the shorefront platted residential properties, approximately at the intersection of Harbor View Drive and Duck Lake Drive.
Plan Boundary - Duck Lake Drive.

Management Objectives

This management unit will be used entirely for public shoreline access and recreation with shorefront residential properties immediately behind. Existing public access points will be maintained as will all areas of aquatic vegetation.

Special Conditions

1. Sloped, interlocking concrete slab type bulkheading is allowed only as a means of erosion control with existing platted residential lots and only out to the waterward limit of those lots.
2. Diking is allowed as an alternative means of erosion control to bulkheading as specified in Special Condition #1 above.
3. Boathouses are allowed only within the existing lagoon area.

ALLOWABLE ACTIVITIES			
MANAGEMENT CATEGORY		UR	
STRUCTURES	Piers, Docks, Wharves		
	Piling & Mooring Dolphins		
	Bridges		
	Causeways		
	Outfalls	C	
	Cable/Pipeline Crossing		
	Boathouses	3	
BANK	Breakwater		
	Diking	2	
	Bulkheading	1	
	Groins	C	
	Jetty		
	Special Project fills		
	Bankline Straightening		
	Bankline Erosion Control	1	
	Special Activities		
	New Access Channel		
Channel/Berth Maint.			

Legend: Allowed Activity	A
Conditional Activity	C
Special Conditions	1,3
Not Allowed	

STANDARD USES
See Standard Use Table

**MANAGEMENT UNIT 6
PLANNING AREA VI**

Management Category

UM/N - Urban Mixed/Natural

Boundary Description

Southern Boundary - Management Unit 5.
Northern Boundary - Ocean Shores city boundary or the southern line of Section 26 (T18N, R12W).
Split Unit Boundary - line of non-aquatic vegetation (Section 404).
Plan Boundary - Duck Lake Drive and North Bay Avenue.

Management Objectives

Within the Urban Mixed portion, construction of the new airport for Ocean Shores, as well as the continued development of residential properties is allowed. The remainder of the area will remain in an undisturbed, natural condition.

Special Conditions

1. Sloped, interlocking concrete slab type bulkheading is permitted only as a means of erosion control with existing platted residential lots and only out to the waterward limit of those lots.
2. Diking is permitted as an alternative means to erosion control to bulkheading as specified in Special Condition #1 above.
3. The City of Ocean Shores is unique because of its physical setting as well as its history. As a major land development project from the 1960's, the plan for the now incorporated city was established to achieve land sales objectives. These objectives resulted in the parcelization and sales of 11,000 homesites and the location of an airfield surrounded by developing parcels, posing problems of runway and facility capacity and safety. The city had considered alternatives for upgrading the airfield including alternative sites.

ALLOWABLE ACTIVITIES				
		MANAGEMENT CATEGORY	UM	N
STRUCTURES	Piers, Docks, Wharves			
	Piling & Mooring Dolphins			
	Bridges			
	Causeways			
	Outfalls	C	C	
	Cable/Pipeline Crossing			
	Boathouses			
BANK	Breakwater			
	Diking	A	1	<i>disc</i>
	Bulkheading	A	1	<i>delete</i>
	Groins			
	Jetty			
	Special Project fills	3	3	
	Bankline Straightening			
	Bankline Erosion Control			
	Special Activities			
	New Access Channel			
Channel/Berth Maint.				

Legend: Allowed Activity	A
Conditional Activity	C
Special Conditions	1,3
Not Allowed	

STANDARD USES
See Standard Use Table

A private airfield at Hogan's Corner, north of the city, was discarded because of its location, safety problems and the need to intrude into marsh areas for airfield expansion. There was no other property in the city large enough to accommodate

the airfield except the property in Management Unit 6. The Airport Master Plan and Environmental Impact Statement (1976) evaluated the impacts of and alternatives to the airport intruding into a salt marsh area. Finally, as part of the process to prepare the Estuary Management Plan, a set of conditions was established that would allow the airport to be sited in Management Unit 6 without creating an unacceptable adverse impact. These conditions included:

- a. That residential property be acquired to allow the airfield to be shifted to the west.
- b. That the entire facility be redesigned to minimum F.A.A. standards.
- c. That approximately 190-200 acres be preserved as a permanent natural area.
- d. That Level V mitigation for the lost resources be completed.

**MANAGEMENT UNIT 7
PLANNING AREA V**

Management Category

CM - Conservancy Managed

Boundary Description

Southern Boundary - Management Unit 6
Northern (East) Boundary - Farm Road and east side of Kurtz Slough.
Plan Boundary - a line at approximately 20 feet elevation or the line of non-aquatic vegetation and the Ocean Shores Road on the west.

Management Objectives

This area will remain in an undisturbed condition although some opportunities for recreational use will be possible under the general guidelines of the Conservancy Managed classification.

ALLOWABLE ACTIVITIES		
	MANAGEMENT CATEGORY	CM
STRUCTURES	Piers, Docks, Wharves	
	Piling & Mooring Dolphins	
	Bridges	
	Causeways	
	Outfalls	
	Cable/Pipeline Crossing	
	Boathouses	
	Breakwater	
BANK	Diking	
	Bulkheading	
	Groins	
	Jetty	
	Special Project fills	
	Bankline Straightening	
	Bankline Erosion Control	
	Special Activities	
	New Access Channel	
	Channel/Berth Maint.	

Legend: Allowed Activity	A
Conditional Activity	C
Special Conditions	1,3
Not Allowed	

STANDARD USES
See Standard Use Table